

Schedule of Rates

Alteration, Refurbishment & Gymnasium Extension Works to Existing Clubhouse

At

**St. Micheal's Foilmore GAA Grounds
Gortmore
Caherciveen
Co. Kerry**

September 2026

Schedule of Rates
for
Alterations, Refurbishment & Gymnasium Extension Works
at
St. Micheal's Foilmore GAA Clubhouse
Gortmore
Caherciveen
Co. Kerry

Employer

St. Micheal's Foilmore GAA
Gortmore
Caherciveen
Co. Kerry

Architect & Employers Representative

3DS Planning Consultants Ltd.
Office Light
5 West Main Street
Cahersiveen
Co. Kerry

Structural Engineer & Employers Representative

Frank Coffey Consulting Engineer
Daly's Lane
Killorglin
Co. Kerry

Quantity Surveyor

Richard Walsh & Associates
4 Greenview Terrace
Princes Street
Tralee
Co Kerry

September 2026

Signature of Employer:

Date:/...../.....

Witness to Signature of Employer:

Name:

Address:

Occupation:

Date:/...../.....

Signature of Contractor:

Date:/...../.....

Witness to Signature of Contractor:

Name:

Address:

Occupation:

Date:/...../.....

Contract Signing Page

	Description	Qty	Unit	Rate	€	c
	<u>PRELIMINARIES</u>					
	<u>Project Description</u>					
	The Site is located at Foilmore GAA Grounds, Gortmore, Caherciveen, Co. Kerry		Note			
	The Project consists of demolition, alteration and refurbishment works to an existing dressing room to facilitate a new team changing room complete with showers and toilet facilities, a new meeting room, referee changing room and public toilets. The construction of a new extension which will include a gymnasium and team changing room complete with shower and toilet facilities including all associated siteworks and services.		Note			
	The gross floor area of the building measured within the external walls is approximately 251 m2 (new 162 m2 & existing 89 m2)		Note			
	<u>Drawings accompanying Schedule of Rates</u>					
	architect's drawing Nr's - as per invitation to tender letter		Note			
	<u>Conditions of Contract</u>					
	Form of Contract					
A	The Conditions of Contract are in accordance with the Short Public Works Contract (Document Reference PW-CF6-v1.15 - dated 25th November 2025) or that which is current at the time of tendering		Item			
B	A schedule of the clause headings of the Conditions of Contract are set out hereunder for pricing :-		Item			
	1. THE CONTRACT					
	2. THE SITE, STARTING AND COMPLETING THE WORKS					
	3. THE WORKS					
	4. THE PRICE AND PAYMENT					
	Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			To Collection €		
	SOR/1					

Description	Qty	Unit	Rate	€	c
5. REPRESENTATION AND COMMUNICATIONS 6. CONTRACTOR'S PERSONNEL 7. PAY AND CONDITIONS OF EMPLOYMENT OF WORK PERSONS 8. LOSS OF AND DAMAGE TO THE WORKS 9. INDEMNITY FOR CLAIMS AND DAMAGE 10. INSURANCE 11. PROPERTY 12. TERMINATION 13. ETHICS IN PUBLIC OFFICE 14 PROJECT SUPERVISOR FOR THE CONSTRUCTION STAGE 15. LAW, THE JURISDICTION AND DISPUTES 16. COVID-19 MANDATORY CLOSURE 17. Limit on Liability 18. Price Variation The Schedule A The completed Schedule of the contract is contained in the Form of Tender. The Contractor shall allow for all cost associated with complying with the completed Schedule <u>CLAUSES</u> <u>1.1. Employer's Representative</u> Frank Coffey Consulting Engineer, Daly's Lane, Killorglin, Co. Kerry. Email: - frank.coffey@frankcoffeyengineers.ie Tel: - 086-2947474					
		Item			
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			To Collection €		

**Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse SOR/3
September 2026**

Description	Qty	Unit	Rate	€	c
<u>2.8. Weather Station</u> Valentia Observatory <u>3.15. Defects Certificate Issued</u> between 12 and 13 months after date on which the works are certified substantially complete. <u>4.1. Interim Payment</u> Monthly, 90% of the value of the works completed and materials delivered to site with title vested in the Employer to the Employers's satisfaction. Percentage of price to be paid after Employer certifies the works are substantially complete; 95% <u>4.2. Time for Payment</u> 20 Working days after Employer receives invoice for certified sum <u>10.3. Minimum Indemnity Limit for Public Liability Insurance</u> €6,500,000 for any one event. (Limit maybe on an annual aggregate basis for products liability, collapse, vibration, subsidence, removal and weakening of supports and sudden and accidental pollution). <u>10.3. contd... Minimum Indemnity Limit for Employers Liability Insurance</u> €13,000,000 for any one event <u>10.4. Minimum Levels of Excess for</u> Insurance of the works and goods and materials for the works; €10,000 Public liability; €6,500 Employers liability; €6,500					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			To Collection €		

Description	Qty	Unit	Rate	€	c
<u>12.3. Percentage of the unpaid portion of the price to be paid if the employer terminates, (clause 12.2 does not apply) and Employer appoints another contractor within 12 months.</u> 4% <u>14. Project Supervisor</u> Contractor is to be appointed as Project Supervisor Construction Stage (PSCS). <u>15.2 Body to appoint conciliator, if not agreed</u> The Royal Institute of the Architects of Ireland (RIAI). <u>15.3 Person to appoint adjudicator, if not agreed</u> Chairperson of the Panel of Adjudicators <u>17.1 Subject to clause 17.2 of the Conditions, the monetary amount of the Contractor's liability to the Employer under or arising out of this Contract shall not exceed the amount stated here</u> "the price" <u>18 Table of Material Categories to apply for Clause 18 Price Variation:</u> Table 1A ("All Materials" category only) applies <u>Building Regulations</u> A The contractor shall ensure that all work is in full compliance with the Building Control Regulations 1991 and Regulations current at date of tender, whether or not such itemised requirements are stated on the Drawings or Specifications		item			
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			To Collection €		

	Description	Qty	Unit	Rate	€	c
	<u>Commencement Notice</u>					
A	The Contractor is required to ensure that a Commencement Notice is submitted to the appropriate Local Authority in appropriate time and in accordance with that authorities requirements and shall liaise with the Supervising Architect in this matter, where applicable.		item			
	<u>Preliminaries</u>					
	The contractor shall allow for the following general preliminary items:					
B	Site office and compound (If deemed necessary)		Item			
C	Toilet/welfare facilities		Item			
D	Unloading materials		Item			
E	Site sign board		Item			
F	Plant and tools		Item			
G	Scaffolding		Item			
H	Insurances		Item			
J	General attendance on subcontractors		Item			
K	Snagging		Item			
L	Cleaning interior of building and site on completion of the works		Item			
M	Supervision		Item			
N	Adherence to current health, safety & welfare legislation		Item			
P	Contractors appointment as PSCS		Item			
Q	Contractors appointment as construction stage Health & Safety supervisor		Item			
R	Power and water		Item			
S	Provision of skips		Item			
T	Hoarding for Protection of the site/ security and prevention of access		Item			
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026				To Collection €		
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	Description	Qty	Unit	Rate	€	c
A	Protection of finished work		Item			
B	Temporary works design relation to demolitions and alteration works		Item			
C	Temporary propping and bracing of existing adjoining buildings		Item			
D	Include for the costs associated with hoarding licences, scaffold licences, partial road closure licences etc.necessary in order to complete the works		Item			
E	Anything else deemed necessary by the contractor for the successful execution of the works		Item			
	<u>Site Visit</u>					
F	The Contractor must visit the site and ascertain all local conditions and restrictions that will or are likely to affect the execution of the works. The site area that will be available to the Contractor is shown on the Engineer's drawings		Item			
	<u>Access to and possession or use of the site</u>					
G	The Contractor must maintain at all times clear and safe access for members of the public using the roadway, pavements, community centre, sports field and spectator stand adjacent to the site. The contractor is to maintain all existing roadways and pavements adjacent to the works and is to make good, at his own cost, any damage caused to same resulting from the construction works to the satisfaction of the Architect and the Local Authority.		item			
H	The contractor is to ensure that all adjacent Public roadways and pavements are kept clear of site debris particularly but not exclusively during main groundworks		item			

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To Collection €

	Description	Qty	Unit	Rate	€	c
	<u>Limitations of working space</u>					
A	The Contractor will be required to work within the site boundary area as indicated on the Architects Site Plan		item			
	<u>Convenience of others</u>					
B	The Contractor shall consult the convenience of anybody who may be affected by the work with regard to the approaches to be used, suitable working hours; times for making deliveries and all other matters affecting the works		item			
	<u>Maintenance of existing services on or over the site</u>					
C	Maintain all the existing live services which cross the site, during the execution of the work.		item			
	<u>Tender expenses</u>					
D	The Employers do not bind themselves to accept the lowest or any tender and no Contractor will be remunerated for any trouble or expense incurred in the preparation of his tender.		item			
	<u>Tax clearance certificate</u>					
E	The contractor is to adhere to the latest Tax Clearance certification drawn up by Dept of Finance and ensure that all subcontractors employed are also in compliance		Item			
	<u>Testing of the works</u>					
F	Allow for carrying out all special tests including concrete cube tests		Item			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
	-					
	-					
	-					

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September 2026

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To Collection €

Description	Qty	Unit	Rate	€	c
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Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			To Collection €		
SOR/9					

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/1 Page No. SOR/2 Page No. SOR/3 Page No. SOR/4 Page No. SOR/5 Page No. SOR/6 Page No. SOR/7 Page No. SOR/8 Page No. SOR/9 PRELIMINARIES					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		
SOR/10					

Description	Qty	Unit	Rate	€	c
<u>DEMOLITIONS & ALTERATIONS</u>					
<u>Information</u>					
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another					
<u>DEMOLITIONS</u>					
Demolish existing lean too extension complete including roof finish, roof structure, external walls, window, door, floor structure, rising walls and foundations complete; dispose of all debris off site to a licensed facility; backfilling all excavations with clause 804 hardcore filling compacted to engineers requirements; leave existing ground ready to receive new works; make good existing structure and finishes and leave ready to receive new works					
overall plan area 4380 x 3800 mm; overall height above ground level circa 2700 mm	1	nr			
Remove existing blockwork walls from within existing dressing room; include for all necessary saw cutting; make good existing structure and finishes and leave ready to receive new works					
100 mm thick	66	m2			
Block up existing door ope in existing 300 mm thick external cavity wall; blockwork infill with insulated cavity; bonding new blockwork to existing; plaster finish both sides to match existing					
existing ope size 900 x 2100 mm	1	nr			
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			To Collection €		
SOR/11					

	Description	Qty	Unit	Rate	€	c
A	Block up existing ope in existing 100 mm thick plastered blockwork wall; blockwork infill; bonding new blockwork to existing; plaster finish both sides to match existing existing ope size 900 x 2100 mm Widen existing single door ope in 300 mm wide external insulated cavity wall construction; include for saw cutting existing ope on both sides to form new ope; leave existing precast concrete lintols in place; insert new stepped dpc as required; closing jambs and head with insulated cavity closers; vertical dpc; make good reveals to match existing wall finishes on completion of the installation of the new doors (new doors measured elsewhere); all to architect/engineers approval	1	nr			
B	original ope size 900 x 2100 mm; new ope size 1000 x 2100 mm Form new single door ope in 300 mm wide external insulated cavity wall construction; include for saw cutting existing wall as required; insert new precast concrete lintols; insert new stepped dpc; closing jambs and head with insulated cavity closers; vertical dpc; all to architect/engineers approval	4	nr			
C	ope size 1000 x 2100 mm Form new ope in existing 100 mm thick plastered blockwork wall; include for saw cutting existing wall as required; insert new precast concrete lintol; make good reveals to match existing finish; all to architect/engineers approval	1	nr			
D	ope size 1000 x 2100 mm	2	nr			

Description		Qty	Unit	Rate	€	c
Remove existing PVC windows; dispose off site; leave existing ope ready to receive new windows (new windows measured elsewhere); on completion of the installation of new windows include for making good reveals to match existing; insert new dpc as required to jambs and head; close existing cavities with insulated cavity closers; all to architect/engineers approval						
A	500 x 700 mm	2	nr			
B	900 x 700 mm	7	nr			
C	1175 x 700 mm	1	nr			
D	1800 x 700 mm	2	nr			
Remove existing PVC doors; dispose off site; leave existing ope ready to receive new works (new works measured elsewhere); on completion of the installation of new doors include for making good reveals to match existing; insert new dpc as required to jambs and head; close existing cavities with insulated cavity closers; all to architect/engineers approval						
E	900 x 2100 mm	4	nr			
Break up existing concrete floor slab; remove existing DPM/radon barrier and existing underfloor insulation; excavate to reduced levels; dispose of all material off site to a licensed facility; leave ground ready to receive new works						
F	overall depth from existing finished floor level 750 mm	89	m2			

	Description	Qty	Unit	Rate	€	c
	Alteration works to existing overhanging barge; remove section of existing insitu concrete barge top facilitate the new extension works; include all necessary saw cutting; strip off and adjust existing concrete roof tiles to suit new layout; on completion of the new works include for reinstating and making good existing roof structure and finish to match existing; new lead soakers and cover flashings to be installed at new wall and existing roof abutment (flashings measured elsewhere); refer to Architects and Engineers drawings for details					
A	raking	9	m			
	Disconnect, decommission, strip out and remove all existing redundant electrical services including lighting, sockets, switches, fixtures, fittings and equipment; dispose of all materials off site to a licensed facility; leave existing structure ready to receive new works					
B	generally		item			
	Disconnect, decommission, strip out and remove all existing redundant mechanical services including toilets, wash hand basins, showers, sinks etc. including all existing redundant pipework, fixtures and fittings; dispose of all materials off site to a licensed facility; leave existing structure ready to receive new works					
C	generally		item			
	Hack off existing wall tiles; leave remaining structure ready to receive new finishes as required; dispose of all materials off site to a licensed facility					
D	generally	35	m2			

	Description	Qty	Unit	Rate	€	c
A	Remove floor finishes (including skirtings) throughout entire dressing room areas; dispose of all materials off site to a licensed facility generally	89	m2			
B	Remove plasterboard ceiling with skim finish; dispose of all material off site to a licensed facility generally	89	m2			
C	Remove existing attic insulation; dispose of all material off site to a licensed facility generally	89	m2			
D	Remove section of existing ceiling joists in order to raise the existing ceiling level; dispose of all material off site to a licensed facility; include for all necessary temporary works required to complete the installation; temporary works design by contractor; temporary works design to be signed off by clients engineer before any works commence on site away dressing room (plan area)	34	m2			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u> - - - -					

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/11 Page No. SOR/12 Page No. SOR/13 Page No. SOR/14 Page No. SOR/15 DEMOLITIONS & ALTERATIONS					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		
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Description		Qty	Unit	Rate	€	c
<u>SUBSTRUCTURE</u>						
<u>Information</u>						
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another			Note			
<u>Excavation</u>						
Excavation; store on site for reuse						
A	topsoil; 300 mm thick	203	m2			
Excavation; disposal off site to a licensed facility						
B	reduced levels	61	m3			
C	foundation trenches	27	m3			
D	foundation trenches; in existing building	6	m3			
<u>Filling</u>						
Filling; Annex E T3 blinding; compacting in layers; all in accordance with the engineers specification						
E	50 mm thick; compacted	162	m2			
F	50 mm thick; compacted; in existing building	89	m2			
Hardcore filling; hardcore; Annex E T2 Perm; compacting in layers; all in accordance with the engineers specification						
G	to make up levels	33	m3			
H	to make up levels; in existing building	18	m3			

	Description	Qty	Unit	Rate	€	c
	Hardcore filling; hardcore; Annex E T1 Struct; compacting in layers; all in accordance with the engineers specification					
A	to make up levels	33	m3			
	<u>Concrete work</u>					
	In-situ concrete; grade 35N; 20 mm aggregate; reinforced; vibrated					
B	foundations (strip & pad foundations)	27	m3			
C	foundations; in existing building (strip foundations)	6	m3			
	In-situ concrete; grade 35N; 20 mm aggregate; fibre mesh reinforced; vibrated					
D	beds	25	m3			
E	beds; in existing building	14	m3			
	<u>Reinforcement</u>					
	Bar reinforcement; cut or bent; rate to include for laps, tying wire, support chairs etc.					
F	strip foundations	0.2	t			
G	pad foundations	0.1	t			
	A393 mesh; rate to include for laps, tying wire, support chairs etc.					
H	strip foundations (2 nr. layer)	128	m2			
J	strip foundations; in existing building (2 nr. layer)	47	m2			
K	pad foundations (1 nr. layer)	37	m2			
	<u>Formwork</u>					
	Plain finish					
L	strip foundations; 250 - 500 mm high	125	m			
M	strip foundations; 250 - 500 mm high; in existing building	50	m			

	Description	Qty	Unit	Rate	€	c
A	pad foundations; 250 - 500 mm high	31	m			
	<u>Floor finish</u>					
	Powerfloating					
B	generally	162	m2			
C	within existing building	89	m2			
	<u>Door thresholds</u>					
	Insitu concrete threshold; formwork; reinforcing; dpc; thermal insulation					
D	generally (3 nr. doors in new extension)	3	m			
	<u>Insulation</u>					
	Unilin Thin-R PIR XT/UF or equal approved insulation boards; thermal conductivity 0.022 w/mk; staggered joints					
E	150 mm thick	162	m2			
F	150 mm thick; in existing building	89	m2			
	<u>Isolation Joint</u>					
	Unilin Thin-R PIR XT/UF or equal approved insulation boards; thermal conductivity 0.022 w/mk; 50 mm thick high density insulation board; depth < or = 150 mm; between floor walls					
G	generally	112	m			
H	in existing building	118	m			
	<u>Separation layer</u>					
	Visqueen sheeting 500 gauge; laps as required; fitted over underfloor insulation					
J	generally	162	m2			
K	in existing building	89	m2			

Description		Qty	Unit	Rate	€	c
<u>Radon barrier</u>						
Radon barrier; proprietary type reinforced membrane; fully bonded & all joints sealed with monobond sealant tape; 200 mm laps; in accordance with the manufacturer's instructions & building regulations						
A	horizontal	162	m2			
B	in existing building	89	m2			
C	upstand; stepped over cavity wall; 900 - 1050 mm	57	m			
D	upstand; 150 - 300 mm high; junction with existing wall	68	m			
E	collars around pipes, top hats and the like; girth < or = 350 mm	12	nr			
F	collars around pipes, top hats and the like; girth < or = 350 mm; in existing building	17	nr			
Radon sump proprietary type; fixing to pipework; fixed in accordance with the manufacturer's instructions						
G	overall size 450 x 450 x 230 mm	1	nr			
H	overall size 450 x 450 x 230 mm; in existing building	1	nr			
Easi sump cap link						
J	generally	1	nr			
Excavating trenches for 110 mm diameter u.P.V.C. radon extract pipework; incorporating pipework and fittings; pea gravel bed & surround; backfilling with hardcore; average depth < or = 500 mm						
K	generally	10	m			
L	in existing building	8	m			

	Description	Qty	Unit	Rate	€	c
	<u>Blockwork</u>					
	440 mm solid blockwall; 7.5N/mm ² ; standard texture in cement mortar (1:3); stretcher bond; neat flush pointed as the work proceeds					
A	generally	32	m ²			
	415 mm cavity blockwall; 7.5N/mm ² ; standard texture in cement mortar (1:3); stretcher bond; neat flush pointed as the work proceeds; consisting of 215 mm inner block leaf; 100 mm outer block leaf; rigid board full fill cavity insulation suitable for use below dpc level; stainless steel wall ties at 900 mm centres horizontally and 450 mm vertically					
B	generally	13	m ²			
	<u>Extra over for</u>					
C	thermal blockwork 215 mm thick	13	m ²			
	100 mm solid blockwall; 7.5N/mm ² ; standard texture in cement mortar (1:3); stretcher bond; neat flush pointed as the work proceeds					
D	generally	17	m ²			
E	in existing building	18	m ²			
	215 mm solid blockwall; 7.5N/mm ² ; standard texture in cement mortar (1:3); stretcher bond; neat flush pointed as the work proceeds					
F	generally	8	m ²			
	<u>Damp proof course</u>					
	Proprietary type dpc; laps; bedding in mortar					
G	100 mm wide	78	m			
H	100 mm wide; in existing building	27	m			
J	215 mm wide	65	m			

	Description	Qty	Unit	Rate	€	c
	<u>Bonding new to existing</u>					
	New blockwork walls to new structural steel columns; shot fix 50 mm wide x 3 mm thick galvanised steel straps to structural steelwork at 225 mm vertical centres; straps to extend 450 mm into each block course; all to engineers approval					
A	215 mm thick blockwork	13	m			
	New blockwork to existing; include for proprietary type stainless steel wall starters; all to engineers approval					
B	100 mm thick blockwork	11	m			
	New foundations to existing; include for H16 mild steel dowel bars; 300 mm embedment to new and existing foundations; include for all necessary drilling to existing concrete; include for "Hilti" or other equal and approved chemical resin adhesive to existing foundations; all to engineers approval					
C	800 mm wide foundation; 4 nr. dowel bars per connection	15	nr			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
	-					
	-					
	-					
	-					

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/17 Page No. SOR/18 Page No. SOR/19 Page No. SOR/20 Page No. SOR/21 Page No. SOR/22 SUBSTRUCTURE					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		
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	Description	Qty	Unit	Rate	€	c
	<u>EXTERNAL WALLS</u>					
	<u>Information</u>					
	The contractor is advised that this Element, Architect's and Engineer's drawings (as enclosed) and preambles are all complementary to each other and should be read in conjunction with one another		Note			
	<u>Blockwork</u>					
	415 mm cavity block wall; 7.5N/mm ² ; standard texture in cement mortar (1:3); stretcher bond; neat flush pointed as the work proceeds; consisting of 215 mm inner block leaf; 100 mm outer block leaf; bonded bead full-fill cavity insulation; stainless steel wall ties at 900 mm centres horizontally and 450 mm vertically; except vertically at opes at 225 mm centres					
	<u>Walls</u>					
A	generally	198	m ²			
	<u>Extra over for</u>					
B	building against existing wall	25	m ²			
	<u>Closing cavities</u>					
	Close cavities; 100 mm wide; with proprietary type insulated cavity closer; stepped d.p.c.; at heads					
	<u>Walls</u>					
C	horizontal	13	m			
	Close cavities; 100 mm wide; with proprietary type insulated cavity closer; vertical d.p.c.; at jambs					
	<u>Walls</u>					
D	vertical	26	m			
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026					To Collection €	

	Description	Qty	Unit	Rate	€	c
	Close cavities; 100 mm wide; with proprietary type insulated cavity closer; at gables					
	<u>Walls</u>					
A	raking	26	m			
	<u>Precast concrete</u>					
	Precast concrete lintels; standard or stock pattern units; bedding in gauged mortar 1:1:6; d.p.c ;include for all temporary propping until blockwork over is mature; all in accordance with the manufacturers instructions; overall size 100 x 150 mm					
	<u>Lintels</u>					
B	100 x 50 mm	18	m			
C	215 x 50 mm	18	m			
	Precast concrete cills; weathered and throated; including stepped d.p.c.; overall size 250 mm wide x 150 mm high with 100 mm high outer face					
	<u>Cills</u>					
D	generally	15	m			
	<u>Insitu concrete works</u>					
	Insitu concrete; grade 35N/20 mm aggregate; 50 mm rigid insulation; formwork; overall size 265 mm thick x 150 mm high					
	<u>Cill backing</u>					
E	generally	15	m			
	<u>Designed joints</u>					
	Galvanised steel expanded metal bed joint reinforcement; 100 mm wide					
	<u>Joint reinforcement</u>					
F	to suit 100 mm wide wall	90	m			
G	to suit 215 mm wide wall	90	m			

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Foilmore GAA Clubhouse
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	Description	Qty	Unit	Rate	€	c
	"Flexcell" or other equal and approved flexible joint filler 100 mm wide x 10 mm thick; two part polysulphide seal one side; include for all cutting, special blockwork and additional wall ties; in 300 mm wide cavity wall; all to engineers approval					
	<u>Vertical movement joint</u>					
A	vertical	7	m			
B	vertical; between new and existing building	7	m			
	New blockwork walls to new structural steel columns; shotfix 50 mm wide x 3 mm thick galvanised steel straps to structural steelwork at 225 mm vertical centres; straps to extend 450 mm into each block course; all to engineers approval					
	<u>Bonding new to existing</u>					
C	215 mm thick blockwork	50	m			
	<u>Ancillaries</u>					
	Ventilation grills through 415 mm thick external insulated cavity walls; 300 x 200 mm uPVC coated aluminium grill internally and externally; include for forming hole and 150 mm diameter grill connection pipe					
	<u>Wall vents</u>					
D	generally	6	nr			
	Cut chase in blockwork wall; leave ready to receive new lead flashing					
	<u>Chase</u>					
E	raking	9	m			

Description		Qty	Unit	Rate	€	c
Milled lead sheet; Code 4; 150 mm lapped joints; fixing with milled lead clips and lead wedges; painting flashings with 2 coats bitumastic paint; bedding and pointing in cement mortar (1:3) to preformed chases						
<u>Flashings</u>						
A	cover flashing; girth 150 mm; raking	9	m			
B	soakers; fitted to existing adjusted roof tiles (existing roof adjustment works measured elsewhere)	36	nr			
<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>						
-						
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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/24 Page No. SOR/25 Page No. SOR/26 Page No. SOR/27 EXTERNAL WALLS					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

Description		Qty	Unit	Rate	€	c
<u>INTERNAL WALLS; PARTITIONS</u>						
<u>Information</u>						
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another			Note			
<u>Internal blockwork</u>						
Standard solid concrete blocks 7.5N/mm ² ; standard texture bedded and pointed in cement mortar (1:3); stretcher bond; neat flush pointed as the work proceeds						
<u>Walls</u>						
A	100 mm thick	56	m ²			
B	100 mm thick; built off the top of existing blockwork wall; in existing building	4	m ²			
C	100 mm thick; in existing building	60	m ²			
D	215 mm thick	47	m ²			
Precast concrete lintels; standard or stock pattern units; bedding in gauged mortar 1:1:6; include for all temporary propping until blockwork over is mature; all in accordance with the manufacturers instructions						
<u>Lintels</u>						
E	100 x 150 mm high	6	m			
F	100 x 150 mm high; in existing building	7	m			
G	215 x 150 mm high	2	m			

Description		Qty	Unit	Rate	€	c
A	<u>Bonding to existing</u>					
	New blockwork to existing; include for proprietary type stainless steel wall starters; all to engineers approval					
	<u>Walls</u>					
	100 mm thick blockwork	38	m			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/29 Page No. SOR/30 INTERNAL WALLS; PARTITIONS					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		
SOR/31					

Description		Qty	Unit	Rate	€	c
<u>FRAME</u>						
<u>Information</u>						
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another			Note			
<u>Structural steel</u>						
Structural steelwork; welded shop connections; bolted site connections; shot blasted and primed; all in accordance with the Architects and Engineers drawings and specifications						
<u>Beams</u>						
A	254 x 146 UB31	1.64	t			
<u>Columns</u>						
B	305 x 165 UB40	1.45	t			
<u>Bracing</u>						
C	152 x 89 UB16	0.59	t			
<u>Fittings</u>						
D	the quantities set out above are based on the nett mass of the steel sections as indicated on the drawings (nett length measured), plus an allowance of 10% for fittings. If the tenderer believes that the 10% included for fittings is not accurate, he should insert against this item a quantity which reflects the appropriate additional / reduced amount for fittings		t			
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026				To Collection €		
SOR/32						

	Description	Qty	Unit	Rate	€	c
	<u>Holding down assemblies</u>					
A	fixing 400 x 300 x 12 mm thick steel base plate to concrete backgrounds with 12 mm diameter proprietary type chemical anchors (4 nr. per baseplate); fixings to have 150 mm embedment in concrete; include for all necessary drilling to concrete backgrounds; include for all necessary steel shims; grouting under base plate with high strength non-shrink grout; all to Architects & Engineers approval	8	nr			
	Galvanised steel purlins; fixed to structural steel with cleats; bolted connections					
	<u>Purlins</u>					
B	M28065180	212	m			
	<u>Boxing out</u>					
	Boxing out steelwork to achieve 60 minute fire rating; softwood carcassing, 15 mm thick fireline plasterboard; 3 mm thick skim finish; galvanised steel beads					
	<u>Columns</u>					
C	girth 300 - 450 mm; 2 sides	14	m			
D	girth 450 - 600 mm; 3 sides	14	m			
	<u>Extra over for</u>					
E	working around haunch at top of column; approx. 900 high	8	nr			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
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Description	Qty	Unit	Rate	€	c
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Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			To Collection €		
SOR/34					

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/32 Page No. SOR/33 Page No. SOR/34 FRAME					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		
SOR/35					

	Description	Qty	Unit	Rate	€	c
	<u>FLOORS GALLERIES</u>					
	<u>Information</u>					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	<u>Floor members (New Extension)</u>					
	Woodwork; treated softwood; strength class C16					
	<u>Joists</u>					
A	175 x 44 mm	254	m			
	<u>Bearers</u>					
B	175 x 44 mm; fixed to blockwork with 12 mm diameter expanding anchors at 450 mm centres; include for all drilling; through softwood and concrete backgrounds	14	m			
	<u>Plywood sheeting; WBP; 18 mm thick</u>					
C	generally	71	m2			
	Metalwork					
	<u>Galvanised mild steel straps; lateral restraints; fixing to softwood, steel and masonry; bends as required; 1200 mm long</u>					
D	generally	20	nr			
	<u>Galvanised mild steel joist hangers; fixing to softwood backgrounds</u>					
E	generally	38	nr			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
	-					

**Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse** **SOR/37**
September 2026

Description		Qty	Unit	Rate	€	c
COLLECTION						
Page No. SOR/36						
Page No. SOR/37						
FLOORS GALLERIES						
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026				Carried to Summary €		
SOR/38						

Description	Qty	Unit	Rate	€	c
<u>STAIRS</u> <u>Information</u> The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another <u>Attic access stairs</u> Proprietary heavy-duty retractable/ folding access ladder and purpose-made hatch unit; comprising robust aluminium or timber folding ladder; insulated and draught-sealed hatch door; proprietary frame, operating mechanism, handrail and all associated hinges, springs, locking devices, brackets, fixings and accessories; suitable for frequent commercial use; complete with non-slip treads and safe operating mechanism; all in accordance with manufacturer's recommendations. <u>Attic access hatch & ladder</u> B 2500 mm floor to ceiling height C 3000 mm floor to ceiling height <u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u> - - - -		Note			

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/39 STAIRS					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

Description		Qty	Unit	Rate	€	c
<u>ROOF</u>						
<u>Information</u>						
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another			Note			
<u>Pitched roof (New Extension)</u>						
Woodwork; treated softwood; strength class C16						
<u>Bearers (new extension)</u>						
A	200 x 44 mm (gable ladder)	19	m			
B	200 x 44 mm (eaves support)	30	m			
C	200 x 44 mm; fixed to blockwork (gable ladder)	19	m			
D	200 x 44 mm; fixed to blockwork (eaves support)	30	m			
E	200 x 44 mm; bridging (gable ladder)	11	m			
F	200 x 44 mm; bridging (eaves support)	16	m			
<u>Pitched roof (in Existing Building)</u>						
Woodwork; treated softwood; strength class C16						
<u>Bearers</u>						
G	100 x 44 mm to support existing struts (runners)	18	m			
H	150 x 44 mm; fitted over joists to support attic sheeting	198	m			
<u>Joists</u>						
J	175 x 44 mm; fixed to existing rafters	118	m			

	Description	Qty	Unit	Rate	€	c
A	<u>Plywood sheeting; WBP; 18 mm thick; screw fixed to softwood backgrounds</u>					
	in existing attic area	77	m2			
B	Metalwork					
	<u>Galvanised mild steel straps; lateral restraints; fixing to softwood, steel and masonry; bends as required; 1200 mm long</u>					
	generally	20	nr			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/41 Page No. SOR/42 ROOF					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		
SOR/43					

Description		Qty	Unit	Rate	€	c
<u>EXTERNAL WALLS: COMPLETION</u>						
<u>Information</u>						
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another			Note			
<u>Airtightness</u>						
Air tightness tape; proprietary type, between door/screen/window frame and edge of ope; to be installed in strict accordance with the manufacturers instructions; leave ready to receive render finish						
<u>Seals</u>						
A	to edges of opes	53	m			
B	to edges of opes; in existing building	74	m			
<u>Woodwork</u>						
European whitewood window board with square edge; fixing with screws to concrete or blockwork backgrounds; softwood grounds; plugging, screwing, countersinking and flush pelleting						
<u>Window boards</u>						
C	overall size 155 x 20 mm thick; in existing building	15	m			
D	overall size 265 x 20 mm thick	12	m			
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026				To Collection €		
SOR/44						

Description		Qty	Unit	Rate	€	c
<u>Windows</u>						
PVC windows Munster Joinery or other equal and approved; to selected colour to agreed with architect; provide double-glazed low-E argon-filled insulated glazing units with warm-edge spacer bars and safety glazing where required with solar heat gain coefficient (G-value) of 0.50, determined in accordance with EN 410; minimum U-Value 1.4 W/m ² K; provide trickle ventilators sized to comply with Technical Guidance Document F; window restrictors on all opening sashes; ironmongery suitable for marine environment; sealing windows with external plaster reveals and/or cills; refer to Architects drawings for details						
<u>Windows</u>						
A	500 x 700 mm; in existing building	2	nr			
B	800 x 1750 mm	2	nr			
C	900 x 700 mm; in existing building	7	nr			
D	1000 x 650 mm	1	nr			
E	1175 x 700 mm; in existing building	1	nr			
F	1400 x 700 mm	5	nr			
G	1800 x 700 mm; in existing building	2	nr			

Description		Qty	Unit	Rate	€	c
<u>Doors</u>						
PVC doors Munster Joinery or other equal and approved; to selected colour to agreed with architect; provide double-glazed low-E argon-filled insulated glazing units with warm-edge spacer bars and safety glazing where required with solar heat gain coefficient (G-value) of 0.50, determined in accordance with EN 410; minimum U-Value 1.4 W/m2K; provide level access thresholds; ironmongery suitable for marine environment; sealing frames with external plaster reveals; refer to Architects drawings for details						
<u>Doors</u>						
A	1000 x 2100 mm; fully glazed	2	nr			
B	1000 x 2100 mm; solid door	1	nr			
C	1000 x 2100 mm; solid door; in existing building	4	nr			
D	1000 x 2100 mm; half glazed; in existing building	1	nr			
<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>						
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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/44 Page No. SOR/45 Page No. SOR/46 EXTERNAL WALLS: COMPLETION					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		
SOR/47					

Description	Qty	Unit	Rate	€	c
<u>INTERNAL WALLS: COMPLETION</u> <u>Information</u> The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another <u>Internal door sets</u> Non fire rated shaker style solid core door; rebated softwood frames fixed 130 x 32 mm thick; fixed to masonry or concrete backgrounds at 450 mm maximum centres with 112 x 10 mm diameter frame anchors; chamfered softwood architrave 100 x 19 mm to match skirting; fixed with screws to timber backgrounds; countersinking and flush pelleting of all fixings; bedding frames in mastic as required; good quality stainless steel ironmongery to include 3 nr. ball bearing hinges, lever on rose, mortice lock with thumb turn and indicator, floor mounted door stop, kick plates (both sides) and double coat hook; refer to Architect's drawings and specification <u>Single door set</u> A 900 x 2100 mm high; single door	6	nr	Note		

Description		Qty	Unit	Rate	€	c
Half hour fire rated shaker style paint grade solid core door; rebated softwood frames fixed 130 x 32 mm thick; fixed masonry or concrete backgrounds at 450 mm maximum centres with 112 x 10 mm diameter "Hilti" frame anchors; chamfered softwood architrave 100 x 19 mm to match skirting; fixed with screws to timber backgrounds; countersinking and flush pelleting of all fixings; fire and smoke strips fixed to rebates all around; bedding frames in fire rated mastic as required; good quality stainless steel ironmongery to include 3 nr. ball bearing hinges, lever on rose, mortice lock, floor mounted door stop, kick plates (both sides); fire door keep shut signs and overhead door closer; refer to Architect's drawings and specification <u>Single door set</u>						
A	900 x 2100 mm high; single door	3	nr			
<u>Extra over for</u>						
B	18 mm thick softwood door liner to match frame in 215 mm thick blockwork wall; ope size 900 x 2100 mm high; single door	1	nr			
<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u> - - - -						
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026					To Collection €	

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/48 Page No. SOR/49 INTERNAL WALLS: COMPLETION					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		
SOR/50					

	Description	Qty	Unit	Rate	€	c
	<u>WALL FINISHES EXTERNALLY</u>					
	<u>Information</u>					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	<u>PLASTER FINISHES</u>					
	Render; 20 mm overall thickness; scudding coat of cement and sand (2:5), 2-3 mm thick; undercoat of cement and sand (1:5) 9 mm thick; finish coat of cement and sand (1:5) 9 mm thick; providing a smooth knapp finish; to blockwork backgrounds; refer to architects drawings for details					
	<u>Walls</u>					
A	generally	180	m2			
	<u>Reveals</u>					
B	< or = 300 mm	39	m			
	<u>Plinth</u>					
C	plinth including bellcast projection; < or = 300 mm high	47	m			
	Stainless steel beads and trims; proprietary type fixing to concrete backgrounds with proprietary type stainless steel fixings					
	<u>Beads</u>					
D	angle bead	50	m			
E	stop bead	56	m			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
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**Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse** **SOR/52**
September 2026

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. S0R/51 Page No. S0R/52 WALL FINISHES EXTERNALLY					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

Description		Qty	Unit	Rate	€	c
<u>WALL FINISHES INTERNALLY</u>						
<u>Information</u>						
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another			Note			
<u>Internal plastering</u>						
Plaster; overall thickness 15 mm; scud coat of cement and sand (1:3); scratch coat of cement and sand (1:3); gypsum skim coat finish; trowelled; to blockwork base						
<u>Walls</u>						
A	> 300 mm wide	354	m2			
B	> 300 mm wide; within existing building	120	m2			
Plaster; overall thickness 12 mm; scud coat of cement and sand (1:3); scratch coat of cement and sand (1:3); tile backing; to blockwork base						
<u>Walls</u>						
C	> 300 mm wide	53	m2			
D	> 300 mm wide; within existing building	14	m2			
Beads; galvanised steel/PVC; fixing to blockwork backgrounds						
<u>Angle</u>						
E	generally	57	m			
F	within existing building	12	m			

	Description	Qty	Unit	Rate	€	c
	<u>Boxing out</u>					
	Box out SVP; softwood framing; 12.5 mm thick plasterboard; gypsum skim coat finish; 100 mm thick quilt insulation surround to pipe; galvanised/PVC angle beads					
	<u>Pipe encasements</u>					
A	girth 450 - 600 mm; 2 sides	11	m			
	<u>Wall tiling</u>					
	Ceramic wall tiles; overall size 300 x 300 mm; colour and pattern to be agreed with Architect fixing with water resistant flexible tile adhesive and grouting with epoxy grout to match colour of tiles; all in accordance with the manufacturers instructions; fixing to rendered backgrounds					
	<u>Walls</u>					
B	reveals < or = 300 mm wide	5	m			
C	generally	72	m2			
D	areas < or = 2.00 m2	7	nr			
	Beads; PVC; colour to match tiling; all in accordance with the manufacturers instructions					
	<u>Beads</u>					
E	stop/angle	41	m			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/54 Page No. SOR/55 WALL FINISHES INTERNALLY					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>FLOOR FINISHES</u>					
	<u>Information</u>					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	Floor finish to Gym area except for skirting to be supplied and installed by Client		Note			
	<u>Floor finishes</u>					
	MDF; 150 x 20 mm thick; chamfered top edge; fixed to blockwork backgrounds; plugging, screwing, countersinking and flush pelleting					
	<u>Skirtings</u>					
A	generally	183	m			
	Cleaning down; dusting off; "Armourclad" or other equal and approved non slip floor paint; 1 nr. coat of Armourclad acid etched sealer; 1 nr. coat of standard Armourclad sealer thinned by 15% with an Armourclad thinner; 2 nr. coats of Armourclad coloured sealer; to concrete backgrounds; colour to be agreed with Architect; application in accordance with manufacturers written instructions					
	<u>Floor paint</u>					
B	generally	70	m2			
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026					To Collection €	
SOR/57						

Description	Qty	Unit	Rate	€	c
Ceramic tiles; overall size 300 x 300 mm; colour and pattern to be agreed with Architect fixing with water resistant flexible tile adhesive and grouting with epoxy grout to match colour of tiles; all in accordance with the manufacturers instructions; fixing to concrete backgrounds. include for all costs necessary to ensure the floor slab has achieved the correct moisture content prior to the installation of the floor finish <u>Floor tiling</u> generally <u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u> - - - -	83	m2			

Alterations, Refurbishment & Extension at
 Foilmore GAA Clubhouse
 September 2026

SOR/58

To Collection €

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/57 Page No. SOR/58 FLOOR FINISHES					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>CEILING FINISHES</u>					
	<u>Information</u>					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	<u>Plasterboard and skim ceiling finish</u>					
	Gypsum plasterboard; 12.5 mm thick; gypsum skim coat finish; fixed to timber backgrounds					
	<u>Ceilings</u>					
A	generally	19	m2			
	Gypsum moisture resistant plasterboard; 12.5 mm thick; gypsum skim coat finish; fixed to timber backgrounds					
	<u>Ceilings</u>					
B	generally	123	m2			
	Moisture-resistant insulated plasterboard comprising rigid PIR insulation factory bonded to 12.5 mm moisture-resistant plasterboard, mechanically fixed, thermal conductivity not greater than 0.022 W/mK, including integral vapour control layer; 62.5 mm overall thickness with gypsum skim coat finish to underside of rafters					
	<u>Ceilings</u>					
C	raking	14	m2			
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026					To Collection €	
SOR/60						

Description		Qty	Unit	Rate	€	c
<u>Insulation</u>						
Knauf Loft Roll 44 or other equal and approved glass mineral wool insulation; thermal conductivity of 0.044 W/mK; fixed in accordance with the manufacturers instructions						
<u>Ceilings</u>						
A	150 mm thick; between ceiling joists	77	m2			
B	150 mm thick; over and perpendicular to ceiling joists	77	m2			
Unilin Rafterloc or other equal and approved insulation board; 125 mm thick; fitted between rafters; fixed in accordance with the manufacturers instructions						
<u>Ceilings</u>						
C	between existing rafters	14	m2			
<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>						
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Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/60 Page No. SOR/61 CEILING FINISHES					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

	Description	Qty	Unit	Rate	€	c
	<u>ROOF FINISHES</u>					
	<u>Information</u>					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	<u>Insulated roof cladding</u>					
	Kingspan KS1000RW Quadcore Trapezoidal Insulated Roof Panel or equal and approved; to selected standard colour to be agreed with Architect; 50 mm thick insulated core; overall thickness 84 mm; Maximum U-Value 0.35 W/m2K; Maximum air leakage 3m3/hr/m2; Kingspan XL Forte, Gull Grey, colour to match existing; internal liner CleanSafe 15, colour to be bright white; fixed to existing purlins rails; fixing strictly in accordance with the manufacturer's printed instructions					
	<u>Roof covering</u>					
A	raking	139	m2			
	Flashings; 0.7 gauge pressed metal; to selected colour to match roof sheeting; include for all tapes, glues, seals etc.; canister applied fire rated insulation to fill any gaps between roof panels; profiled filler pieces sealed top and bottom with gun grade sealant; all in accordance with the manufacturers instructions					
	<u>External ridges flashing; girth 600 - 750 mm; bends - 1</u>					
B	generally	15	m			
	<u>Internal ridges flashing; girth 450 - 600 mm; bends - 1</u>					
C	generally	15	m			

	Description	Qty	Unit	Rate	€	c
	Flashings; 0.7 gauge pressed metal; to selected colour to match roof sheeting; include for all tapes, glues, seals etc.; minimum 150 mm overlap; at roof and wall interface; all in accordance with the manufacturers instructions					
	<u>Internal flashing; junction between underside of roof sheeting and plastered walls; girth 300 - 450 mm; bends - 1;</u>					
A	generally	34	m			
B	raking	46	m			
	<u>Fascia & soffit</u>					
	PVC fascia & soffit; proprietary type; including all ends, angles & intersections; fixing with proprietary type stainless steel fixings complete with self coloured PVC heads to match fascia & soffit; include for everything necessary to complete the installation; refer to Architects drawings and details					
	<u>Fascia</u>					
C	< or = 300 mm high	30	m			
D	< or = 300 mm high; raking	19	m			
	<u>Soffit</u>					
E	< or = 300 mm wide	30	m			
F	< or = 300 mm wide; raking	19	m			
	<u>Soffit ventilator</u>					
G	< or = 300 mm wide	30	m			
H	< or = 300 mm wide; raking	19	m			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
	-					

**Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse** **SOR/65**
September 2026

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/63 Page No. SOR/64 Page No. SOR/65 ROOF FINISHES					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

Description		Qty	Unit	Rate	€	c
<u>MECHANICAL SERVICES</u>						
<u>Information</u>						
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another			Note			
<u>Electrical Services</u>						
Include for the supply and installation of the following mechanical services (including the supply of all sanitary ware); refer to mechanical services drawing and specification for details; NOTE: - Complete new mechanical services to be installed in existing building.						
A	wall mounted gas heaters in gymnasium area including all pipework and associated fittings		item			
B	hot water to changing room areas; 2 nr. Renai multi boost tank water heaters (pressurised system) including all pipework and associated fittings		Item			
C	under sink water heaters including all pipework and associated fittings	5	nr			
D	Doc M WC unit complete (WC, WHB, grab rails etc.) including all pipework and associated fittings	2	nr			
E	Doc M Shower unit complete (shower head, valve, seat, grab rails etc.) including all pipework and associated fittings	1	nr			
F	WC units including all pipework and associated fittings	6	nr			
G	urinals units including all pipework and associated fittings	5	nr			
H	wash hand basin units including all pipework and associated fittings	7	nr			

	Description	Qty	Unit	Rate	€	c
A	Sports shower units including shower head, shower valve and all pipework and associated fittings	15	nr			
B	general plumbing and heating distribution pipework and fittings		item			
C	soils and waste pipework and fittings		item			
D	water storage tanks		item			
E	works associated with gas installation		item			
	<u>Builders work</u>					
	Builders work in connection with the installation of mechanical services including all chasing, coring, drilling, fire stopping, making good etc.					
F	generally		item			
	<u>Builders work</u>					
	Builders work in connection with the installation of mechanical services including all chasing, coring, drilling etc.					
G	generally		item			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
	-					
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	-					
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Alterations, Refurbishment & Extension at
 Foilmore GAA Clubhouse
 September 2026

SOR/68

To Collection €

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/67 Page No. SOR/68 MECHANICAL SERVICES					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

SOR/69

	Description	Qty	Unit	Rate	€	c
	<u>DRAINAGE AND REFUSE DISPOSAL</u>					
	<u>Information</u>					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	<u>Rainwater disposal system</u>					
	Wavin RoundLine or other equal approved PVC half round gutters; black in colour; include for all couplers; brackets, clips, ends, angles, intersections, stop ends and running outlets; fixing to softwood backgrounds through PVC fascia with proprietary type stainless steel fixings with coloured caps to match gutters; all in accordance with the manufacturers written instructions					
	<u>Gutters</u>					
A	overall size 112 mm	10	m			
	Wavin RoundLine or other equal approved round PVC downpipes; black in colour; include for all couplers; brackets, clips, angles, intersections and shoes; fixing to concrete backgrounds through acrylic render finish on cement board backing with proprietary type stainless steel fixings with coloured caps to match downpipes; include for all necessary drilling and plugging; all in accordance with the manufacturers written instructions					
	<u>Downpipes</u>					
B	80 mm diameter	14	m			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
	-					
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**Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse** **SOR/71**
September 2026

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/70 Page No. SOR/71 DRAINAGE AND REFUSE DISPOSAL					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

SOR/72

Description		Qty	Unit	Rate	€	c
<u>ELECTRICAL SERVICES</u>						
<u>Information</u>						
The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another			Note			
<u>Electrical Services</u>						
Include for the supply and installation of the following electrical services; refer to electrical services drawing and specification for details; NOTE: - Complete new electrical services to be installed in existing building						
A	main fuse board		item			
B	mains cable		Item			
C	main earthing and bonding		item			
D	sockets including all wiring		item			
E	recessed lights to be LED IP58 fire rated to all rooms including wiring		item			
F	extractor ventilation units including wiring		item			
G	outdoor lighting, 30 watt wall pack with emergency backup including wiring		item			
H	emergency lighting including wiring		item			
J	industrial fire alarm system (addressable type) to all rooms including wiring and smoke and heat detectors		item			
K	accessible WC emergency assistance alarm system (2 nr.)		item			
L	electric heaters including wiring		item			
M	electric water heaters including wiring		item			
N	hand dryers including wiring		item			

Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse
September 2026

SOR/73

To Collection €

Description		Qty	Unit	Rate	€	c
A	wiring associated with oil heating system		item			
	<u>Builders work</u>					
	Builders work in connection with the installation of electrical services including all chasing, coring, drilling, fire stopping, making good etc.					
B	generally		item			
	<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u>					
	-					
	-					
	-					
	-					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026					To Collection €	
SOR/74						

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/73 Page No. SOR/74 ELECTRICAL SERVICES					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse
September 2026

SOR/75

	Description	Qty	Unit	Rate	€	c
	<u>SITE SERVICES</u>					
	<u>Information</u>					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	<u>Demolitions & alterations</u>					
	Decommission; grub up and remove existing surface water drainage installation complete including pipework, manholes, access chambers, gullies etc. and dispose off site; filling excavations with Clause 804 hardcore filling; leave ground ready to receive new works					
A	foul sewer installation	1	item			
	<u>Surface water drainage</u>					
	Surface water pipework; excavating trenches for 110 mm diameter u.P.V.C. pipework; incorporating pipework and fittings; pea gravel bed & surround; backfilling with hardcore					
B	500 - 1000 mm deep	89	m			
	Gully traps; S/S universal gully trap, combined with P/E universal gully hopper; galvanised metal grid cover; bedding in concrete					
C	generally	4	nr			
	Armstrong junctions 315 mm diameter; uPVC "Wavin" or equal and approved; galvanised steel cover secured in place with 4 nr brass screws; frame; include for all necessary risers; bed and surround in concrete in accordance with manufacturers instructions; 150 mm diameter inlets and outlets					
D	generally	2	nr			

Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse
September 2026

SOR/76

To Collection €

	Description	Qty	Unit	Rate	€	c
	Soakaway; excavation; disposal of surplus material off site to a licences facility; filling with clean drainage stone; lining to bottom, sides and top of soakaway with geotextile membrane; backfilling over drainage stone with excavated material; include for all earthwork supports as required; making good ground to match surrounding area					
A	overall plan size of soakaway 3000 x 3000 mm; invert level 2000 mm below finished ground level; overall height of drainage stone 1500 mm	1	nr			
	Testing of entire surface water drainage system, both new and existing, including CCTV survey of same; all to the satisfaction of the Architect & Local Authority (NOTE: defects which may become apparent within the existing system as a result of the testing & CCTV survey will be dealt with as a separate item)					
B	generally		item			
	<u>Foul water drainage</u>					
	Foul water pipework; excavating trenches for 110 mm diameter u.P.V.C. pipework; incorporating pipework and fittings; pea gravel bed & surround; backfilling with hardcore					
C	< or = 500 mm deep	85	m			
D	500 - 1000 mm deep	64	m			
	<u>Extra over for</u>					
E	bed and surround pipe in leanmix concrete; under ground floor slab	73	m			
	Gully traps; S/S universal gully trap, combined with P/E universal gully hopper; galvanised metal grid cover; bedding in concrete					
F	generally	9	nr			

Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse
September 2026

SOR/77

To Collection €

	Description	Qty	Unit	Rate	€	c
	Floor gully; trapped; suitable for shower areas; 100 mm nominal outlet to suit drainage pipework. corrosion-resistant stainless-steel body with removable foul-air trap; removable sediment/debris basket; suitable flange/detail for integration with floor tiling; heavy-duty removable and lockable stainless-steel grating; minimum Load Class L15 to I.S. EN 1253; with slip-resistant surface suitable for barefoot and wet-area use; grating and frame to be Grade 304 stainless steel; set gully frame flush with finished floor level; installation in accordance with the manufacturer's recommendations and I.S. EN 1253.; bedding in concrete					
A	generally	6	nr			
	Armstrong junctions 315 mm diameter; uPVC "Wavin" or equal and approved; galvanised steel cover secured in place with 4 nr brass screws; frame; include for all necessary risers; bed and surround in concrete in accordance with manufacturers instructions; 150 mm diameter inlets and outlets					
B	generally	13	nr			
	Forming holes in existing 300 mm thick blockwork cavity wall construction below dpc level to facilitate the installation of new drainage pipework; making good around opes on completion of the installation of the pipework; make good all surrounding structure and finishes to match existing					
C	110 mm diameter pipe	14	nr			

	Description	Qty	Unit	Rate	€	c
	Wastewater Treatment Plant; supply and install Tricel Nova P10 wastewater treatment plant, or other equal and approved, complete with all associated pumping chamber, stilling chamber, splitter chamber, distribution boxes, pipework, fittings, covers, controls and ancillary components as required for a complete installation; include excavation, formation and preparation of base, bedding, backfilling, disposal of surplus excavated material off site to a licensed facility; making good disturbed ground to match surrounding areas on completion; include all necessary connections, testing and commissioning; installation to be carried out strictly in accordance with the manufacturer's instructions and recommendations; refer to Engineer's drawings and specification and all relevant planning conditions for full details					
A	depth of excavation 1000 - 2000 mm deep	1	nr			
	Percolation pipework; excavating trenches for 100 mm diameter u.P.V.C perforated; include all necessary fittings; bed and surround pipe in clean washed drainage stone to a depth of 300 mm below and 150 mm over the pipe; drainage stone to be wrapped on all sides with a geotextile membrane; backfilling over geotextile with excavated material/topsoil; make good surrounding ground to match surrounding areas					
B	overall size of trench 500 mm wide x 1000 mm deep	89	m			
	Testing of entire foul water drainage system, both new and existing, including CCTV survey of same; all to the satisfaction of the Architect & Local Authority (NOTE: defects which may become apparent within the existing system as a result of the testing & CCTV survey will be dealt with as a separate item)					
C	generally		item			

Description	Qty	Unit	Rate	€	c
<u>Electrical ducting</u> Electrical ducting; excavating trenches for 50 mm diameter u.P.V.C. electrical ducting; incorporating pipework and fittings; sand bed & surround; backfilling with hardcore 500 - 1000 mm deep	29	m			
<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u> - - - -					

**Alterations, Refurbishment & Extension at
Foilmore GAA Clubhouse** **SOR/81**
September 2026

	Description	Qty	Unit	Rate	€	c
	<u>SITE WORKS</u>					
	<u>Information</u>					
	The Contractor is advised that this Element, Architects and Engineers drawings and specification are all complementary to each other and should be read in conjunction with one another		Note			
	<u>Demolitions & alterations</u>					
	Break up existing concrete footpath; dispose of material off site to a licensed facility; overall depth of concrete < or = 100 mm					
A	generally	40	m2			
	Break up section of existing tarmacadam road/parking surface to facilitate new works; dispose of material off site to a licensed facility; overall depth < or = 100 mm					
B	generally	79	m2			
	<u>Concrete footpath (new extension)</u>					
	In situ concrete footpath; 25 N/20 mm concrete; 100 mm thick; brushed finish; trowelled bullnosed edges including both sides of expansion joints; expansion joints at 2400 mm centres; formwork to edge of path; 50 mm sand blinding; 150 mm Clause 804 hardcore filling; excavation; disposal of excavated material off site to a licensed facility					
	<u>Excavation</u>					
C	300 mm deep	20	m3			
	<u>Disposal</u>					
D	off site	20	m3			
	<u>Hardcore filling</u>					
E	generally	10	m3			

	Description	Qty	Unit	Rate	€	c
	<u>Blinding</u>					
A	generally	66	m2			
	<u>Concrete</u>					
B	generally	7	m3			
	<u>Formwork; fairfaced finish</u>					
C	generally	57	m			
D	forming steps; 150 mm high	3	m			
	<u>Expansion joints</u>					
E	generally	27	m			
	<u>Finishes</u>					
F	brushed finish to falls	66	m2			
G	trowelling to edges	114	m			
	<u>Concrete footpath (existing building)</u>					
	In situ concrete footpath; 25 N/20 mm concrete; 100 mm thick; brushed finish; trowelled bullnosed edges including both sides of expansion joints; expansion joints at 2400 mm centres; formwork to edge of path; 50 mm sand blinding; 150 mm Clause 804 hardcore filling; excavation; disposal of excavated material off site to a licensed facility					
	<u>Excavation</u>					
H	200 mm deep	11	m3			
	<u>Disposal</u>					
J	off site	11	m3			
	<u>Hardcore filling</u>					
K	generally	9	m3			
	<u>Blinding</u>					
L	generally	55	m2			

	Description	Qty	Unit	Rate	€	c
	<u>Concrete</u>					
A	generally	6	m3			
	<u>Formwork; fairfaced finish</u>					
B	generally	35	m			
	<u>Expansion joints</u>					
C	generally	23	m			
	<u>Finishes</u>					
D	brushed finish to falls	55	m2			
E	trowelling to edges	81	m			
	<u>Concrete access ramp, steps and landing</u>					
	Insitu concrete universal access ramp (including ramps, landings, steps and upstands); 25 N/20 mm concrete; formwork; brushed and trowelled finishes; mesh reinforcing to upstands; 50 mm sand blinding; Clause 804 hardcore filling; excavation; disposal of excavated material off site to a licensed facility					
	<u>Excavation</u>					
F	200 mm deep (under ramps, landings, steps and upstands)	4	m3			
	<u>Disposal</u>					
G	off site	4	m3			
	<u>Hardcore filling</u>					
H	generally	11	m3			
	<u>Blinding</u>					
J	generally	25	m2			
	<u>Concrete</u>					
K	ramps, landings, steps and upstands	4	m3			

Description		Qty	Unit	Rate	€	c
<u>Formwork; fairfaced finish</u>						
A	edges of beds; < or = 150 mm high	2	m			
B	sides of upstands; < or = 150 mm high	12	m			
C	sides of upstands; < or = 150 mm high; raking	15	m			
D	sides of upstands; 150 - 300 mm high	4	m			
E	sides of upstands; 150 - 300 mm high; raking top and/or bottom edge	14	m			
F	sides of upstands; 300 - 450 mm high	3	m			
G	sides of upstands; 300 - 450 mm high; raking top and/or bottom edge	5	m			
H	risers; < or = 150 mm high	5	m			
J	sides of steps; overall height 300 - 450 mm; working around sides of threads and risers	3	m			
K	25 x 25 mm chamfer at edges of concrete upstands	51	m			
<u>Finishes</u>						
L	brushed finish (landings)	7	m2			
M	brushed finish; to falls (ramps)	15	m2			
N	trowelling (tops of upstands)	3	m2			
P	trowelling (steps)	2	m2			
Bitumen macadam surface; overall thickness 60 mm; laid on and including screenings on hardcore filling (hardcore measured elsewhere); to match existing						
Q	to falls and crossfalls; making good surface area around new ramp	48	m2			
R	making good at junction between new and existing finishes; including all necessary saw cutting	12	m			

Description		Qty	Unit	Rate	€	c
Galvanised steel railing consisting of 50 mm diameter handrail and intermediate rail; 50 mm diameter uprights at 700 mm centres fixed to handrail with 12 mm diameter pins; ends of all handrails and uprights to be blanked off with 5 mm thick circular stop ends; all exposed edges to be ground back smooth; uprights chemically fixed to concrete upstand with 12 mm diameter x 150 mm long threaded bar through 10 mm thick base plate; include for all drilling / forming holes in concrete for fixings; refer to Architects drawings and specification for details						
A	raking	4	m			
B	ends	4	nr			
C	bends	4	nr			
<u>Any other items deemed necessary by the contractor to complete the works in this section - List hereunder :-</u> - - - -						

Description	Qty	Unit	Rate	€	c
COLLECTION Page No. SOR/82 Page No. SOR/83 Page No. SOR/84 Page No. SOR/85 Page No. SOR/86 SITE WORKS					
Alterations, Refurbishment & Extension at Foilmore GAA Clubhouse September 2026			Carried to Summary €		

SOR/87

Description	Qty	Unit	Rate	€	c
SUMMARY	Page No.				
PRELIMINARIES	S0R/10				
DEMOLITIONS & ALTERATIONS	S0R/16				
SUBSTRUCTURE	S0R/23				
EXTERNAL WALLS	S0R/28				
INTERNAL WALLS; PARTITIONS	S0R/31				
FRAME	S0R/35				
FLOORS GALLERIES	S0R/38				
STAIRS	S0R/40				
ROOF	S0R/43				
EXTERNAL WALLS: COMPLETION	S0R/47				
INTERNAL WALLS: COMPLETION	S0R/50				
WALL FINISHES EXTERNALLY	S0R/53				
WALL FINISHES INTERNALLY	S0R/56				
FLOOR FINISHES	S0R/59				
CEILING FINISHES	S0R/62				
ROOF FINISHES	S0R/66				
MECHANICAL SERVICES	S0R/69				
DRAINAGE AND REFUSE DISPOSAL	S0R/72				
ELECTRICAL SERVICES	S0R/75				
SITE SERVICES	S0R/81				
SITE WORKS	S0R/87				
TOTAL AMOUNT TO GENERAL SUMMARY					

Alterations, Refurbishment & Extension at
 Foilmore GAA Clubhouse (i)
 September 2026

General Summary

Description		€	c
Brought Forward			
The Contractor shall provide for all costs in respect of labour.	Item		
The contractor shall effect and maintain all insurances in connection with the works as required by the conditions of contract.	Item		
SUB-TOTAL (excl. VAT)			
It is important to note that the total amount of the fixed price lump sum tender being carried forward to the Form of Tender document is excluding ALL VAT. However the Contractor must obtain a Guarantee Bond for 12.5% of the initial Contract Sum (incl. VAT) from an approved Insurance Company for the due and proper performance and completion of the Contract up to certification of Substantial Completion of the Works and 6.25% of the initial Contract Sum for 18 months thereafter. Include here for the cost of the Bond. It is important to note that the total amount of the fixed price lump sum tender being carried forward to the Form of Tender document is excluding ALL VAT. However, the contractor is to account here for obtaining a Guarantee Bond for the inclusive of VAT tender sum @ 13.5%. This bond is to cover the contractor's exclusive of VAT tender sum and also cover the VAT amount @ 13.5% which will be accountable by the Principal Contractor	Item	N/A	
SUB-TOTAL (excl. VAT)			
Amount for Project Supervisor Construction Stage	Item		
FORWARD TO FORM OF TENDER (excl. VAT)			
Contractors Name:.....			
Address:.....			
.....			
Signed on behalf of Above Contractor:.....			
Position in Firm:..... Date:.....20....			